

MARKED ALTERATION IN BUSINESS SECTION

Work Being Rushed on
Buildings in Down-
town Parts.

These are reconstruction days in the downtown retail business section of the city.

Three neighboring business buildings, the Palais Royal, the Garfinkle block, and the building long known as La Feta's Hotel, are approaching completion after extensive alterations, rebuilding and additions, which total in their cost approximately \$300,000.

About 31,000 square feet of floor space has been gained by these operations without any expense for additional ground, illustrating the value of working space in the downtown business section.

In Place of Old Hotel.

The most extensive of these building changes is the reconstruction of the old La Feta's Hotel at Eleventh and G streets northwest. The new building here is nearly complete, and the builders expect to finish it in six weeks, when it will be known as the Kenois building. In the case of this building an old structure used for hotel purposes, only four stories in height, and producing an income on the value of the property comparatively inadequate, has been replaced by a modern office building six stories in height, with 11,200 additional square feet of available space and calculated to produce a very satisfactory return, not only on the value of the realty and the improvements.

Two Washington lawyers, C. C. Calhoun and James M. Sharp, are having the improvements made on the La Feta's site. They have named the new building Kenois because Mr. Calhoun came to this city from Kentucky, and Mr. Sharp from Illinois, and the name embodies the first syllable of one State's name and the last of the other.

Frederick B. Pyle, the architect for the new building, has made an entirely new structure at a cost of \$50,000. The old building was taken down, the two upper stories removed and replaced by four stories, and the foundations replaced by new ones of sufficient strength to support the additional weight.

Built of Red Brick.

The old hotel was built of red brick, but the new material is a white brick. Today the red brick of the second and part of the first story still shows, but it is the intention of the builders, the Gormley-Poynton Company, to treat this old face so as to obtain a uniform color.

The entire interior from the foundation up has been reconstructed. The ground floor has been changed so as to make one continuous series of show windows, a plate glass front on both Eleventh and G streets. This floor and the basement is to be occupied by one of Kresge's 5 and 10 cent stores. The remaining five stories have been laid out as offices, of which there are ninety. The building faces eighty feet on Eleventh street and seventy feet on G street.

At the corner of Thirteenth and F streets northwest, Julius Garfinkle is completing an addition to his building which will give him about 10,000 square feet of additional space for the use of his woman's department store. The material used in this, red brick and brown stone, is the same as that of the old building, and will give a uniform appearance on both streets. The old building was in the shape of an L with the long facing seven stories on both F and Thirteenth streets, but with only a two-story building on the corner.

Five New Stores.

Upon these two stories five additional stories are now about completed filling in the space between the legs of the old building, and making one square, solid business block. Hill & Kendall are the architects for this piece of building, and C. A. Langley is the contractor. The structural iron frame was erected by A. F. Jones.

The addition of an entire story to the Palais Royal is being pushed to completion by the Gormley-Poynton Company. A structural steel dome is the device which gains space for the big department store about 20 per cent more floor space for merchandising purposes at a cost of not more than \$50,000 for construction, nothing having to be invested in expensive real estate. Not only does the building gain additional space, but the dome gives a more imposing appearance to the whole building.

While these three are the most important reconstruction projects now proceeding in the vicinity, others in the downtown section are being completed. On the southeast corner of Eleventh and F streets, an elaborate reconstruction of the old restaurant at that place is now approaching completion.

Of New York Type.

A new restaurant of the type well known in the vicinity of Broadway and Forty-second street is being built for Washingtonians. Ornamental iron marquis are hung over the entrances and windows both on F street and Eleventh street, and the interior is an elaborate scheme of trellis work to be covered with variegated hop vines. This modern place is being made out of the corner ground floor of one of the oldest office buildings in Washington, the Corcoran Building.

A square to the east another reconstruction work is progressing in making the New Exhibit House out of the Exhibit House. When this work is completed an entirely new appearance will have been given to the old hotel.

On Seventh street, between E and F streets, an important piece of reconstruction is being done to the old Second National Bank. Within a few weeks the Seventh street pedestrian will be surprised to see there a new bank building with imposing gray stone columns of massive size instead of the old-fashioned and modest bank front which they have known for years.

COLONIAL HOUSES SOLD DURING WEEK

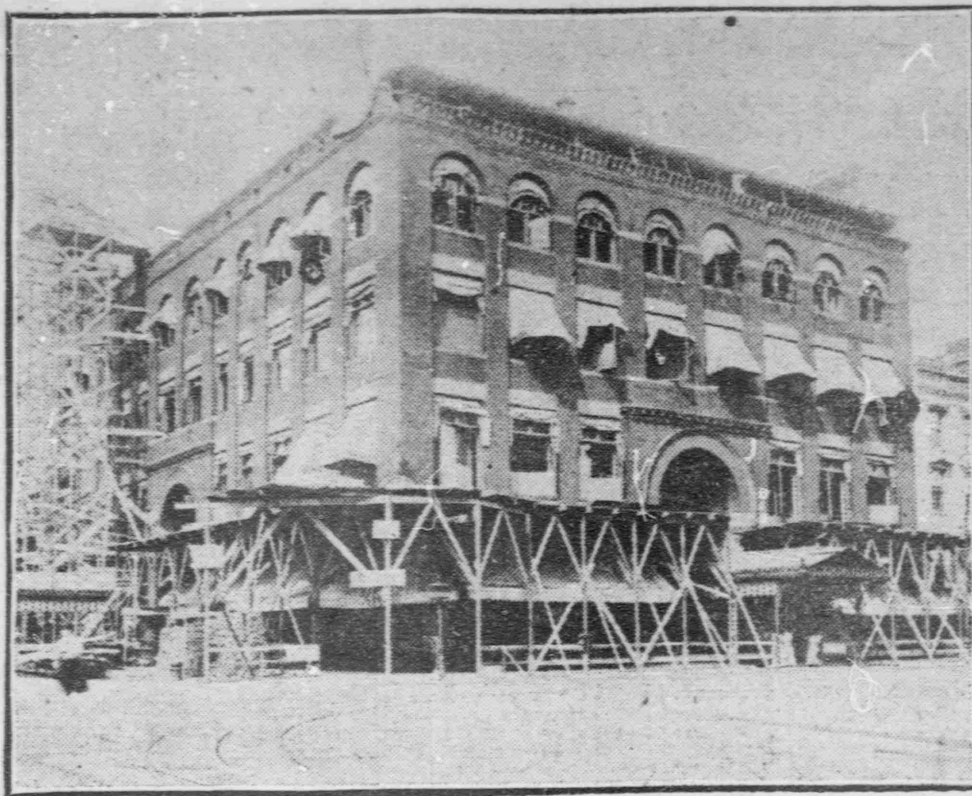
Six residences have been sold during the week by Gardiner & Dent, (Inc.) The two-story colonial dwelling, 156 Park road northwest, was sold for Arms & Drury as an investment for \$5,250.

Mrs. Martha B. Dent bought a similar house at 237 School street for the same price. She will occupy it as her residence.

The three-story brick dwelling containing ten rooms and two baths, 1217 Harvard street northwest, was sold to an investor for \$7,500. It was owned by Charles M. Campbell. Two other similar houses, 1221 and 1225 Harvard street, were also sold for like considerations.

Miss Junette Blackstone bought through Gardiner & Dent, (Inc.) from Allan Pagulhar, executor, the three-story, semi-detached dwelling, 1417 Twenty-second street northwest. Miss Blackstone bought for investment.

EXTENSIVE RECONSTRUCTION WORK IN BUSINESS SECTION OF CITY



PALAIS ROYAL.



KENOIS BUILDING.

SHOWING OF PROGRESS OF BUILDING OPERATIONS AT ELEVENTH AND G STREETS.

APARTMENT TRADED FOR FIVE HOUSES

The Pancoast, on East Capitol Street, Figures in Deal.

William H. Saunders & Co. have recently closed a number of sales of residence property and made the transfer of an East Capitol street apartment house for a row of five new houses in Petworth.

The Pancoast apartment house, on East Capitol street, near Lincoln Park, was sold to George W. Decker for Mrs. Elinor Ogden, in exchange for five new houses at the corner of Ninth and Allison streets, Petworth. The houses are on the market at \$4,800, making the consideration for the apartment house about \$24,000.

Five three-story, nine-room houses, 1404 to 1412 Belmont street northwest, were sold by the Saunders Company for the William C. Hill estate to Mrs. Maud V. DeLaune. The consideration is withheld, but it is understood to be about \$25,000.

Residences Sold.

The following sales of residences are also reported: The two-story residence 400 Fourth street to John K. Wade, for Pumphrey & Palmer, for \$5,200.

Three new houses, 3519-3523 Eleventh street northwest, for Mrs. Jennie E. Abbott, for \$3,850 each. Two of these houses, 3519 and 3521, were sold to Mrs. Anna Crew, as an investment, and the other to Thomas O. May, for his residence.

Two small dwellings, 310 and 312 Fenton street, for Walter D. Platt to Henry Burger, for \$4,200.

Two-story dwelling, 432 Kentucky avenue southeast, to G. P. Everson for L. G. Kelly, for \$2,500.

H. L. Johnson Buys.

Two-story dwelling, 917 Second street northeast, to H. L. Johnson, for \$2,000. Two-story frame dwelling in Wesley Heights, at the corner of Forty-sixth and Lowell streets, for the Provident Life and Trust Co., of Philadelphia, to Joseph B. Bowling for \$3,250.

Ten four-room dwellings in Blagden's alley to Joseph Schiffman for \$8,500.

ANACOSTIA REALTY SHOWS ACTIVITY

The results of the active building season that has been experienced in Anacostia and its environs is to be noticed now in the completion and occupancy of the number of homes of modern type that have been added to the suburban dwellings in this locality. In a number of instances their erection has forecast the opening of new areas of settlement.

Houses of the character referred to have been built on Valley place by Samuel M. Frazier, whose two frame dwellings on that avenue, finished off in rough casting and into which the use of cement has largely entered, have been a noticeable addition to Anacostia. In the same locality Arthur B. Suit has built and is occupying himself a residence of a similar type, while adjacent to these homes Arthur Simpson has erected a large frame and cement dwelling, containing, as do all these houses, modern facilities. Harry Knott, of Hot Springs, Ark., is having a frame dwelling erected on the same street, which will be built in an attractive style.

At Twenty-eighth street and Pennsylvania avenue the District government has commenced the erection of the new engine house for that section of the District. Several dwellings of the colonial type are being built in the same section.

The East Washington Heights Baptist Church, which is situated on the Bowen road, has just completed a fine two-story and cellar frame building for occupancy as a parsonage by the Rev. James W. Many, the pastor. John Herath has completed the erection of a two-story brick dwelling at premises 2226 Nicholson street. Mirven T. Ladd has had built a similar house at premises 1094 Twenty-second street.

Maria Frederick has had constructed a brick store on Good Hope road, near Nichols avenue. It has been completed and will soon be occupied. James E. Eore has added two attractive buildings to Anacostia by the erection of two brick houses on V street. Near Fifteenth street, which are now occupied.

S. A. Pyles has built a frame cottage at premises 1520 Twenty-eighth street. Frederick J. Wenger has erected a large brick stable of several stories at premises 224 V street. William L. Walters has caused improvements to be made to his property at 1411 Good Hope road. William Mathewson, of 102 Bowen road, has taken out a permit to build an addition to his home at that number. N. W. Willis has made general improvements to his property at premises 747 Howard road.

HOME PURCHASED BY WALTER J. FAHY

Walter J. Fahy has purchased from Miss R. S. Silney the nine-room residence, 2352 Newark street, Cleveland Park.

The house has spacious porches and occupies a lot 30x125 feet.

The sale was made through the office of Wagstaff & White, and the consideration was \$7,250.

SALES ARE REPORTED IN THE NORTHEAST

The sale of two dwellings in the northeast, one in Mt. Rainier and of two lots in Wisconsin avenue park to home builders is reported by the H. F. Mandler Company.

The two-story brick dwelling, 711 Florida avenue northeast, was sold to John F. Newman for L. C. Farrell for \$4,250.

The two-story dwelling, 807 K street

northeast, was sold for Frank T. Rawlings to R. F. Brown for \$2,700.

A suburban cottage at Mt. Rainier was sold to Forrest E. Stansbury for Mrs. Mary Jane Parsons for \$2,750.

A lot containing 3,900 square feet on Forty-second street, Wisconsin avenue park, was sold to Mrs. Pauline Tanner for 30 cents a foot.

The sale was made for Frank Jones. Another lot of fifty feet frontage on the same street was sold at the same price for James Shafer. Houses are planned for both lots.

GWYNN SELLS HOME TO JOSEPH D. BYRNE

Harry W. Gwynn has sold to Joseph D. Byrne the two-story dwelling, 5417 Eighth street northwest, Brightwood Park.

The house occupies a lot 40x140 feet, and brought \$4,000. The sale was made by Willige, Gibbs & Daniel. Mr. Byrne will occupy the house as his home.

APARTMENT HOUSE SELLS FOR \$32,500

Baltimore Man Buys the
Kent—Fourteen Dwell-
ings Sold.

The sale of an apartment house, fourteen dwellings, and a tract of suburban property are reported today by W. C. Prather, of the New York Business and Real Estate Brokers.

Mr. Prather sold the Kent apartment house, 115 North Carolina avenue southeast for Mrs. Helen Metcalf to Frank Williams, of Baltimore, for \$32,500. The Kent is a four-story building containing eight apartments.

R. S. Wolfe sold through this office the three-story store building, 2204 Fourteenth street northwest, to Frederick Knab for \$9,000.

Mrs. Mary Brown sold a tract of six acres in Langdon, D. C., to Frederick A. Linger for \$8,000. The property has a frontage of 650 feet on the east side of Mill avenue, and 225 feet on Franklin street. It is understood that Mr. Linger bought the tract for the purpose of subdividing it and putting the lots on the market.

Mrs. Helen Metcalf and Dr. George Reeves exchanged a northwest for a northeast dwelling. The two-story dwelling, 1525 Twelfth street northwest, valued at \$5,500, was transferred to Dr. Reeves for his eight-room cottage at Twenty-eighth street and Rhode Island avenue northeast.

Eleven two-story brick dwellings in Johnson court northwest were sold to J. W. Howell for \$10,000.

DEPARTMENT LETS DRY DOCK CONTRACT

Owing to the insufficiency of the appropriation for the construction of the new dry dock at the New York Navy Yard, the Government has entered into a contract with Holbrook, Cabot & Rollins, of Boston, to build it for cost plus 10 per cent.

The contractors under the provisional contract have already been paid \$377,000, and by the new contract signed yesterday at the Navy Department they will receive an additional \$1,188,000.

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